



**Legislative Department
Seattle City Council
Memorandum**

Date: March 5, 2010

To: Sally Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Committee on the Built Environment (COBE)

From: Ketil Freeman, Council Central Staff

Subject: Council Bill 116775 – Ballard Hub Urban Village Rezones

Introduction

In 2007 Council adopted a new Comprehensive Plan land use policy related to the location of industrial zones. Specifically, Council adopted LU 147.6, which states:

Industrial zones are generally not appropriate within urban centers or urban villages, since these are places where the City encourages concentrations of residential uses. However, in locations where a center or village abuts a manufacturing/industrial center, the IC [Industrial Commercial] zone within the center or village may provide an appropriate transition to help separate residential uses from heavier industrial activities.

That same year Council also adopted Resolution 31026 related to industrial land use. Resolution 31026 directed the Executive to complete an inventory of industrially zoned properties to determine whether there are edge conditions that warrant changes from heavy industrial zone designations. That inventory is largely complete and DPD proposes that Council rezone areas of the Ballard Hub Urban Village (HUV) from Industrial General (IG), Industrial Buffer (IB), and Commercial 1 (C1) to zones that allow non-industrial uses and, in some cases, residential uses.

Council Bill 116775

Council Bill (C.B.) 116775 makes the following substantive regulatory changes:

1. It rezones mostly industrially zoned property in three sub-areas of the Ballard HUV to zones that allow either greater concentrations of non-industrial commercial and retail uses or, in some locations, residential uses;
2. It requires design review for development of structures in IC zones in all urban centers and villages that exceed 12,000 square feet, previously this requirement only applied to development in IC zones in the South Lake Union Urban Center; and
3. It establishes a Green Factor requirement for new development in IC zones in all urban centers and villages.

The Committee on the Built Environment (COBE) is concurrently considering a Future Land Use Map (FLUM) amendment to the Comprehensive Plan that would allow a rezone proposed by DPD of an area north of N.W. Market Street and east of 24th Avenue N.W. from IB to Neighborhood Commercial (NC).¹

¹ See C.B. 116776.

The NC zone designation allows residential development in mixed use buildings. This FLUM amendment is a necessary step to changing the zoning.

If the Council does not wish to consider an NC zone designation for this area, Council should not amend the FLUM. If the Council does wish to consider an NC zone designation for this area, Council must amend the FLUM. FLUM amendments are not required for the other sub-areas. If the Council declines to change the FLUM, Council can still consider rezones to other industrial zone designations, such as IC.

Next Steps

The Committee on the Built Environment (COBE) will hold a required public hearing on C.B. 116775 on March 10th. No votes will be taken at that meeting. COBE will discuss and may vote on C.B. 116775 at its meeting on March 24th.